

Article 18 – Disposition of Property
(Housing Partnership/Fair Housing Committee)

The 13 acre Olympia Drive site, located at the east end of Olympia Drive off East Pleasant Street, is a portion of a larger 27+ acre parcel that was acquired by the Town through eminent domain in the late 1980's. Town Meeting initially approved and has several times re-affirmed this land-taking with the understanding that a portion of this site would be set aside for the future development of affordable housing.

During the fall of 2004, Town Meeting voted to approve \$50,000 from Community Preservation Act Funds to begin the pre-development analysis of the site to determine its suitability for construction.

During the Spring of FY 05, Berkshire Design Group Inc. was hired to complete a site feasibility study of the area to determine the suitability of this site for the development of affordable housing. The results of the site feasibility study determined that development of a neighborhood community of up to 38 units (based on the Open Space Community Development zoning regulation, OSCD) is possible within the 13 acre subject site.

After further analysis, it was determined that the Town does not have legal frontage on Olympia Drive, which is owned by the University of Massachusetts. Though the Town does have an easement over Olympia Drive, the lack of frontage significantly complicates development of the property under existing zoning requirements. Because of the frontage issue and in order to achieve a useful density for the project, the only way this property can be developed is by using Chapter 40B, the comprehensive permitting law. This state law allows development to proceed with suspension of the Town's Zoning Bylaw, though it still requires ZBA approval.

The Town hired Kuhn-Riddle Architects to develop schematic designs and cost estimates for both housing and infrastructure, based on Comprehensive Permitting requirements, to determine the financial feasibility of this project. The resulting determination was that the most likely financially feasible approach is to develop approximately 42 units of affordable rental housing with 100% of units available to households with incomes below 80% of the area median income. All units will be eligible to be placed on the state's Subsidized Housing Inventory, to increase Amherst's margin of protection against hostile Comprehensive Permits.

With approval to dispose of the property, the Town will be ready to select a developer who has the expertise and experience to build this affordable rental housing project. The existing schematic design will be the basis for further architectural and engineering work necessary for application for a Comprehensive Permit by the developer. Construction of the project will be supported by state and federal funds.

Project Timeline:

RFP advertised:	May 1, 2010
Response deadline:	June 15, 2010
Developer selected:	July 15, 2010
Developer agreement signed:	August 15, 2010
Comprehensive Permit Application:	October 1, 2010
Comprehensive Permit obtained:	January 31, 2011
Developer Application for state funding:	February, 2010
Construction begins:	Fall, 2011



	Trails	Rail Lines	Structures	Building	Foundation or in contact	Outbuilding or miscell.	Cork, Porch, Trailer	Mob. home, Trailer	Bathing Pool	Swimming Pool	Water storage tank	Rivers and streams	Sewage	Hydro Connector	Headwalls, Floodwalls	Landscape	Trees and scrub vegetation	Brush and forest veg.	Cultivated field	Gravel pile	Quarry	Misc Impervious Surfa	Parking	Parking Paved	Parking Unpaved	Driveways	Driveway Paved	Driveway Unpaved
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Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Foot
Vertical Datum: NAVD88, Foot

Planimetric & topographic basemap features compiled
at 1"=40' scale from April, 2009 Aerial Photography.
Parcels compiled to match the basemap;
revisions are ongoing.

The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition, regulatory interpretation, or property conveyance purposes. Utility structures and underground utility locations are approximate and require field verification.

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 $1" = 450 \text{ ft}$

Amherst GIS Viewer

April 8, 2010